

MINUTES OF THE  
WEST LAFAYETTE REDEVELOPMENT COMMISSION  
February 21, 2003

Redevelopment Commission members present: Steve Belter, Chris Corrigan, Barbara Cook, Earle Nay, and Patsy Hoyer. Also in attendance: City Attorney Bob Bauman, Development Director Josh Andrew, Charlotte Martin, Clerk-Treasurer Judy Rhodes, Parks & Recreation Superintendent Joe Payne, Herman Renfro of Renfro Development, Tom Gall of T.J. Gall & Associates, City Council member Patti O'Callaghan, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:32 pm.

OLD BUSINESS

Mr. Nay made a motion to approve the minutes of January 24, 2003. Ms. Cook seconded. The motion passed unanimously 4-0.

NEW BUSINESS

An amended agenda was passed out.

Mr. Payne discussed the trails on a spreadsheet that he handed out, pointing to areas on a map.

Mr. Nay asked if there is a possibility of a trail along Cherry Lane. Mr. Payne said that anything is possible. There are some significant drainage issues in making that connection in the golf course area.

Mr. Nay asked if the purple part on the map was anticipated to go along the new highway. Mr. Payne stated that it serves as a dual purpose access road for our storm sanitary western interceptor primarily. He gave some additional discussion pointing to sections of the map.

Mr. Nay made a motion to approve Resolution RC-2003-3. Ms. Cook seconded.

Mr. Belter opened the public hearing.

Ms. O'Callaghan said that she believes that it is a real appropriate use of the TIF funds and she's real excited about the project.

Mr. Belter closed the public hearing.

The motion passed unanimously 4-0.

Mr. Belter stated that the next item of business is the Purdue Cost Sharing Agreement. Mr. Bauman stated that this agreement has been spoken about before. This is the agreement that Purdue will pay for the conduit installation. This will be between the Redevelopment Commission and Purdue.

Mr. Gall stated that this is just along McCormick/Cherry Lane segment of the project. Mr. Belter stated that the idea was to do the construction at the same time and have the same people do it and Purdue is going to pay for that portion of it.

Mr. Gall included that they are also paying for the conduit inspection as listed on the spreadsheet that was handed out.

Ms. Cook made a motion to authorize the President and the Secretary to enter into this Cost Sharing Agreement with Purdue. Mr. Corrigan seconded. The motion passed unanimously 4-0.

Mr. Bauman stated that as it appears in the spreadsheet, the Redevelopment Authority, from the bonds proceeds, will be funding certain portions. We are assigning those easements to the Redevelopment Authority so that they have an ownership interest in that property that they are going to construct the improvements on and lease to the Redevelopment Commission, which we will pay the lease payments out of the TIF. They will then use the lease payments to pay off the bonds and once paid off, that will come back to the Redevelopment Commission.

Mr. Corrigan made a motion to authorize the President to assign the trail easements to the Redevelopment Authority. Mr. Bauman stated that these were easements that were assigned to the Redevelopment Commission yesterday by the Board of Public Works. Ms. Cook seconded. The motion passed unanimously 4-0.

Mr. Corrigan made a motion to authorize the President and the Secretary to sign the contracts with Milestone and Butler, Fairman, Senfert. Ms. Cook seconded. The motion passed unanimously 4-0.

Mr. Bauman stated that we have negotiated a Project Agreement Amendment in connection with the restaurant as discussed previously with an appropriation of \$171,000. The agreement provides that the Redevelopment Commission will put the \$171,000 in escrow, full payment to the developer upon completion of the foundation, and further provides for a guarantee from the restaurant that they will complete and open the restaurant.

Mr. Gall gave an update on the restaurant project stating that the foundation shell permit has been applied for and is being reviewed by the City Engineer's Office. We hope to have the permit by the end of next week. We have a pre-construction meeting with Wise Construction and several of their sub-contractors next week to go over the logistics of how they are going to get in and out, how they are going to do this work, where they can and can't be, where they are going to park, and things like that in anticipation of beginning work the first of March.

Mr. Bauman stated that they have financing through Lafayette Savings Bank for the restaurant.

Mr. Belter asked for some characteristics to the building. Mr. Gall stated that it is basically a brick structure with a little bit of the stucco that you see already down there. It has a tower that nears the shape of the Borders tower, only in that they are both square. They look quite a bit different, and it is smaller, but it will give it some height, more like a two-story structure. It's expected to be a very nice building. Mr. Terry Wise, the father, owns all the properties that they develop and move in to. He is very particular about the buildings that he owns.

Mr. Nay made a motion to approve the latest amended project agreement. Ms. Cook seconded.

Mr. Corrigan asked to see the agreement.

Mr. Belter asked how long is expected for the foundations to go in. Mr. Gall said ninety days.

Mr. Nay asked if it is only a single story. Mr. Gall stated that it essentially becomes a two story building with the addition of the basement. This is why the pilings are required. The basement is strictly for servicing of the facility from the alley instead of from Brees Way.

Mr. Corrigan referred to page 2 and asked what we are considering as “evidence”. Mr. Bauman said the agreement between the restaurant owners and the developer.

The motion passed unanimously 4-0.

Mr. Renfro gave thanks to the Commission for the vote. It’s very important. The only thing that we’ll have left to do after the pedestrian ways is improvements as stores move in. The apartments are leasing at a pretty good rate. The new opening date of the hotel is March 4<sup>th</sup>. They will hold a grand opening event some time in the spring. The Snow Bear has opened and Tarboush Sweet Shop opened just before Valentine’s Day. Now there are actually two stores open inside of the walkway across from Cellular Express. Game Preserve is pretty close to finishing. We are starting to get more and more leases now with Scotty’s underway. We are currently working on 4 to 5 other deals. Great Clips signed yesterday and will be right beside Roly Poly. We had Home Depot for a while but due to it being a prototype store that didn’t do well in California, they withdrew. We still have some other very interesting stores that we are negotiating with. We’ll probably be set between 12,000 and 20,000 square feet this year. We are very excited about being able to get the sidewalk done to get retailers in there to really see how this all works.

Mr. Nay said that he read in the news that the bus company did not get some of the funding that they had expected and that it somehow affected the day care center. Mr. Andrew stated that it will have no affect. We got \$250,000 specifically for the Wabash Landing area.

Mr. Payne gave an update to the ice rink stating that it is still doing well. Approximately 15,000 people have paid to use the rink. To date, the entry fee and rental fee have generated over \$50,000 in revenue. We will be working on how to operate during warm weather. It will be an experimental process and we’ll learn as we go. We’ll probably change our hours next year to increase use of the facility. We are also going to be working on a building at the north end of Tapawingo Park that houses electric and water that needs to be remodeled to compliment the skating center and provide some storage to the day care center. We will also be entering into a contract to begin the design work for connecting the trail to the pieces that have been completed. Once that’s done, it will further assist people in using the park and the entire Landing area. Before any of that can begin, the City will be tearing up the corner of Tapawingo Park (beginning very soon) to put in a couple of sediment captures at the end of the storm drains that drain through the park and drain the Wabash Landing project. It will be another year of construction down there, but it will be much better next winter.

Mr. Nay asked what the theoretical look on the air temperature is. Mr. Payne said 60 more or less. It's not just the temperature, it's the sun and humidity. Rain is the only thing that really shuts us down.

Mr. Nay made a motion to authorize the trustee to pay claims. Ms. Cook seconded. The motion passed unanimously 4-0.

Mr. Nay made a motion to approve the Annual Report. Ms. Cook seconded. The motion passed unanimously 4-0.

Mr. Bauman gave an update on the Lindberg Road project by stating that they have approximately half of the pilings in and that work is actually running ahead of schedule.

Ms. Cook asked what Game Preserve is. Mr. Renfro stated that it is a game store that has a lot of board games and other games. They don't really have any electronic games. They have a couple of other stores as well.

Ms. Cook asked who it appeals to. Mr. Renfro said he believes that their target is between the age of 18 – 35.

Mr. Belter asked if there were any other questions for the Commission. None were made.

The Commission confirmed their next meeting for Friday, March 14<sup>th</sup> at 12:30 pm and scheduled the following meeting for April 18<sup>th</sup> at 12:30 pm.

Mr. Bauman stated that he wanted to take a moment to thank Mr. Payne for all the work that he has been doing with the trail projects.

Ms. Cook made a motion to adjourn. Mr. Nay seconded. The meeting adjourned at 1:28 pm.

Respectfully submitted,

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Francis Earle Nay, Recording Secretary

Approved:

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Stephen Belter, President

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